

Message Text

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11

ACTION FBO-05

INFO OCT-01 AF-06 ISO-00 A-01 L-03 /016 W

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R 070920Z FEB 76

FM AMEMBASSY LOURENCO MARQUES

TO SECSTATE WASHDC 4272

INFO AMCONSUL CAPE TOWN

AMEMBASSY NAIROBI

AMEMBASSY PRETORIA

LIMITED OFFICIAL USE LOURENCO MARQUES 0126

CAPE TOWN FOR EMBASSY

E.O. 11652: N/A

TAGS: ABLD, AFSP, MZ

SUBJECT: NATIONALIZATION OF PRIVATE PROPERTY: NEW OB AND RENTED
EMBASSY HOUSING

SUMMARY: NEW DECREE NATIONALIZING RENTED PROPZRTY COULD RESULT IN
LOSS OF SEVERAL HOUSES RENTED BY EMBASSY UNLESS GOVERNMENT GIVES
DIPLOMATIC COMMUNITY BLANKET EXEMPTION. ULTIMATE ACQUISITION OF
PROPOSED NEW CHANCERY HAS ALREADY BEEN PLACE IN SERIOUS JEOPARDY.
END SUMMARY

1. NEW NATIONALIZATION DECREE ENTITLES A PERSON TO ONE PRINCIPAL
PLACE OF RESIDENCE, WITH OTHER RENTAL HOUSES AND PROPERTY TO BE
IMMEDIATELY HANDED OVER TO GOVERNMENT. THE OWNER OF SEVERAL HOUSES HAS

90 DAYS TO CLAIM HIS PRINCIPAL RESIDENCE.

2. EMBASSY IS CURRENTLY PAYING RENT ON FIVE HOUSES OCCUPIED BY
CARSON, WETTERING, OVERLY, TABER AND CLEE. LEASES ON CARSON AND
CLEE HOUSE OF FAIRLY LONG DURATION AND MAY NOT BE RECLAIMED BY
ORIGINAL HOWNERS AS PRINCIPAL PLACES OF RESIDENCE. THIS IS NOT
TRUE OF HOUSES OCCUPIED BY WETTERING, OVERLY, AND TABER, WHICH
HAVE ONLY BEEN RECENTLY ACQUIRED AND ON WHICH WE DO NOT HAVE GOVERN-

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MENT OCCUPANCY APPROVAL OR SIGNED LEASES. OWNERS OF TWO OF THOSE

THREE HOUSES ARE KNOWN TO BE LIVING IN RENTED APARTMENTS IN MAPUTO (LOURENCO MARQUES) AND THEY MAY WANT TO ASK EMBASSY FAMILIES TO VACATE IN ORDER TO RETAIN THEM AS THEIR PRINCIPAL PLACES OF DOMICILE. EMBASSY SEEKING TO CLARIFY WITH OWNERS EXACTLY WHAT THEY PLAN TO DO. WISH TO STRESS, HOWEVER, THAT THERE IS NO MORE RENTAL PROPERTY AVAILABLE, OUTSIDE OF THAT WHICH THE GOVERNMENT PUTS ON MARKET AT SOME FUTURE DATE.

3. PROPOSED NEW CHANCERY PRESENTS EVEN MORE SERIOUS AND IMMEDIATE PROBLEM. LANDLORD OF NEW OB TELEPHONED MORNING OF FEB 4 AND INFORMED EMBASSY HE COULD NO LONGER RECEIVE RESERVE RENTAL PAYMENTS DUE TO NATIONALIZATION OF PRIVATE PROPERTY BY GPRM. HE CALLED AGAIN FEB 5 AND STATED HE WOULD DISCUSS HIS SITUATION WITH MINISTER OF JUSTICE. PITTA (OWNER OF PROPOSED NEW CHANCERY) STATED THERE WAS A POSSIBILITY HE WOULD HAVE TO MOVE BACK INTO RESIDENTIAL AREA OF THE VACANT OB IN ORDER NOT TO LOSE ENTIRE PROPERTY.

4. AFTER GOING TO MINISTRY OF JUSTICE AFTERNOON OF FEB 5, PITTA CALLED AT EMBASSY AND ADVISED HE WILL DEFINITELY NO LONGER ACCEPT RENTAL PAYMENTS, DEMANDED RETURN OF HIS KEYS, CLAIMED AGREEMENT WITH USG NO LONGER VALID, ASKED EMBASSY TO REMOVE ITS PROPERTY FROM BUILDING AND SAID SINCE EARLY PAYMENTS FOR RETAINING BUILDING BASED ON MUTUAL RISK, HE WAS NOT OBLIGATED TO RETURN PREVIOUS RENTAL PAYMENTS. PITTA SAID HE PLANS TO MOVE BACK INTO PROPOSED OB NEXT WEEK.

5. PITTA DID OFFER EMBASSY USE OF BACK HALF OF HIS HOUSE/ OFFICE COMPLEX.

6 CHARGE PLANS TO PERSONALLY DELIVER DIPLOMATIC NOTE TO FOREIGN OFFICE

FEB 9 ASKING WHETHER DIPLOMATIC COMMUNITY WILL BE EXEMPT FROM NEW REGULATIONS.

7 WILL KEEP DEPT INFORMED OF DEVELOPMENTS.

8. COMMENT: UNLESS GOVERNMENT GIVES DIPLOMATIS BLANKET EXEMPTION TO NEW LAW, THERE IS NO QUESTION THAT WE WILL DEFINITELY LOSE NEW OB. LIMITED OFFICIAL USE

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WE MAY ALSO LOSE ONE OR TWO HOUSES. OTHER EMBASSIES ARE IN SIMILAR SITUATION AND SOME TYPE OF EXEMPTION MAY COME, BUT NOT BEFORE SOME DAMAGE HAS BEEN DONE.
CARSON

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 07 FEB 1976
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Authority: GolinoFR
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 28 MAY 2004
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1976LOUREN00126
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D760047-0992
From: LOURENCO MARQUES
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1976/newtext/t19760272/aaaackxm.tel
Line Count: 111
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION FBO
Original Classification: LIMITED OFFICIAL USE
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 3
Previous Channel Indicators: n/a
Previous Classification: LIMITED OFFICIAL USE
Previous Handling Restrictions: n/a
Reference: n/a
Review Action: RELEASED, APPROVED
Review Authority: GolinoFR
Review Comment: n/a
Review Content Flags:
Review Date: 25 JUN 2004
Review Event:
Review Exemptions: n/a
Review History: RELEASED <25 JUN 2004 by CunninFX>; APPROVED <28 JUN 2004 by GolinoFR>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
04 MAY 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: NATIONALIZATION OF PRIVATE PROPERTY: NEW OB AND RENTED EMBASSY HOUSING
TAGS: ABLD, AFSP, MZ
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006